

		Our ref: HGY/2026/0913 Contact: Kwaku Bossman-Gyamera Date: 21/04/2026
Town and Country Act 1990 (As amended)		
Location:	Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ	
Proposal:	Non-Material Amendment following the grant of planning permission ref: HGY/2022/0295: changes to the application to include brise soleils to the facade, redesigned of the dormer elements to improve passive shading and thermal performance in compliance with Part O (Overheating) of the Building Regulations.	

Carbon Management Response 21/04/2026

Documents submitted:

- 1108B-05-15-Ashdown Court Proposed Elevations-Sk2

Response

The applicant has proposed brise soleils to the East and West elevations on first floor to mitigate overheating heat. The use of passive measures is highly supported.

Actions:

- Applicant should clarify what are the proposed approximate dimensions of the brise soleils. The sun angles from the East and West are low, the design of the solar shading should be carefully designed for them to be effective.
- It is unclear what are the proposed changes to the dormer to improve passive shading. Applicant to clarify.
- Applicant is strongly encouraged to explore incorporating further shading to the west elevation on the ground floor. Despite the west facing rooms on the ground floor are not bedrooms, the windows to the dining room / kitchen have large glazing area, the comfort of these rooms will be benefitted from having passive shading incorporated.

Conclusion

The proposal is highly supported in principle. However further information is required to address our comments. Prior to the determination of this NMA, the applicant should provide a response to the points raised above and issue updated plans/information where required.